

Neighborhood Meeting Summary –The Ridge at Crystal Valley SDP  
Second Neighborhood Meeting – Nov. 19, 2020 from 6:00 p.m. to 7:00 p.m.

Crystal Valley Ranch Development Company held a neighborhood meeting to discuss a proposed site development plan for the Ridge at Crystal Valley, generally located in the southwest corner of the Crystal Valley Ranch PD and the adjacent Ridge Estates PD. This meeting represented the second required neighborhood meeting. The meeting was conducted virtually via Zoom. The neighborhood meeting was offered to all neighbors within 500-feet of the proposed project. Prior to the virtual meeting, all neighbors were provided with a project narrative, site plan and vicinity map. The meeting was scheduled for Nov. 19, 2020 from 6:00 p.m. to 7:00 p.m. The following represents a summary of the neighborhood meeting.

Applicant Representatives:

- Gregg Brown, Developer
- Jim Mill, WBS, Engineer
- Jamie Ramos, WBS, Engineer
- Luke Walsh, WBS, Engineer

Town Representatives:

- Donna Ferguson, Senior Planner
- Tony Felts, AICP, Assistant Director of Development Services
- Cara Reed, Neighborhood Liaison

Public Participants:

1. Mick Madsen
2. M. Keith
3. Mac Plymale
4. Beau Danek
5. Laurel Werner
6. Jerry Pollart
7. Kathy Lewis
8. Richard Friedly

The applicant presentation discussed the following:

- Total of 142 single-family home lots
- 90 lots in Crystal Valley Ranch PD, 52 lots in Ridge Estates PD
- Total of 29 acres (24%) of open space which preserves a large amount of native scrub oak and wildlife corridors.
- Three access points, one EVA
- Six perspective views of the tank site located on southern point of Ridge Estates PD

Attendees asked questions regarding the following:

- Aesthetics of tank site
- Noise from pump station
- Impact of development on existing wells
- Setback of western boundary line to the adjacent County subdivision of Bell Mountain

- Development on Skyline areas
- EVA

The applicant plans to make a second submittal on Nov. 25, 2020. The project is located in Councilmember Teal's district. The meeting adjourned at 7:00 p.m.